

# CONTRACTOR NEWS

City of Sturgis

2nd Quarter 2016

## Sturgis Permit Applications Now Available Online

Contractors can now apply for most construction related permits online via the City of Sturgis website at *Sturgis-SD.gov*. From the home page, simply click on the Departments tab at the top of the page then choose Code Compliance and Building Inspections. From the menu on the left, choose Applications and Forms. You can establish a user profile that will save all your applications, with your information filled in, for future use. Some fees are based on job cost. To find out the total amount due and to make a payment, simply call the Building Inspection Office at 605-347-4422 extension 214.

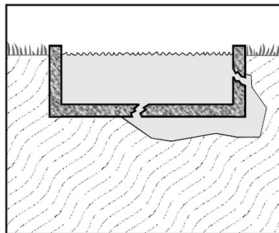
Applications include: Sign Permits, Application for Water/Sewer Tap, Building Permits, Grading Permits, Digging Permits and Contractor Licenses.

**Important Reminder...**  
**Building Permits should be approved 24 hours prior to beginning work. Applications made on Friday may not be approved until the following Monday so please schedule your work accordingly.**

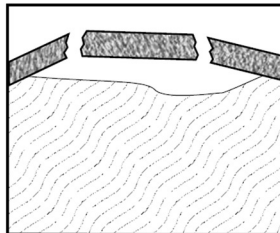
## Are you confident you know the components of your new building site?

At first glance, soils may appear to be solid but a simple compaction test can reveal a variety of issues that can cause major problems when not addressed prior to building.

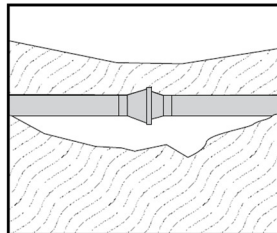
### RESULTS OF POOR COMPACTION



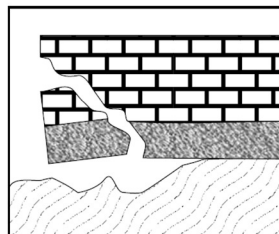
Basement & Pool  
Cracks & Leaks



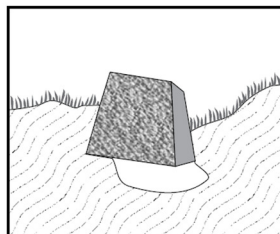
Slab Cracks



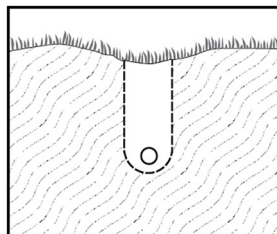
Pipe Leakage  
& Breaks



Foundation Erosion



Erosion Gullies  
Under Abutments



Utility Trench  
Settling

**Congratulations Flex Fitness Club on your expansion!**

New construction is underway at 948 Pineview Drive on a 6,500 sq. foot facility. This is the first commercial business in the Davenport Ranch PUD. General Contractor: L&L Construction of Sturgis.

## In This Issue

- Online Applications
- Compaction Testing
- Shed Size & Location
- Punch Cards
- Did You Know?
- Project Update

## When Placing Storage Sheds, Consider the Size and Location

One of the most frequently asked questions received by the Sturgis Building Inspector is "How large of a storage shed can I put on my property without the need for a Building Permit?"

**Size:** According to Sturgis City Ordinance, anything over 144 square feet requires a building permit and frost footings.

**Location:** Up to two storage sheds can be placed on a residential lot as long as a residence is also located on the same lot. Sheds and garages are not allowed on lots where no residence exists.

Sheds can not be placed anywhere within the front setback. Sheds can only be placed on the side or rear of the property and must be set back at least 3' from the property line.



## Contact Us

Give us a call or visit the City website for more information about licensing, permit requirements and code compliance.

Scott Rovere  
Building Inspector  
605-347-4422 ext. 214

Dave Smith  
Code Compliance  
605-347-4422 ext. 227

Christina Steele  
Planning & Zoning  
605-347-4422 ext. 209

1040 Harley-Davidson Way  
Sturgis, SD 57785

[www.sturgis-sd.gov](http://www.sturgis-sd.gov)  
- Ordinances  
- Fees  
- Zoning Information  
- Licensing Requirements

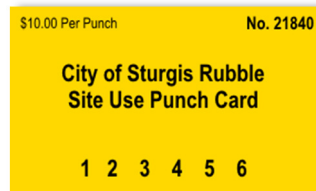
## Rubble Site Punch Cards Make Construction Material Disposal Easy and Convenient

You can purchase a punch card for \$60. The card will allow you or your construction crew the ability to dump construction rubble without the hassle of having cash available for each load.

Punch Cards are available at the Public Works office, the Rubble Site or the City Finance Office. If you want to use a credit card, you will need to go to the City Finance Office to pay.

Types of materials accepted at the Rubble Site include: demolition materials, concrete, used shingles and yard waste.

The Rubble Site is open 8:00am until 5:00pm daily Monday - Saturday.



## Project Update:

Dolan Creek Estates reports new home sales are brisk with seven sales complete. There are still a few lots in Phase I along Meadows Drive that are available for purchase by builders and home owners.

All utilities in Phase I are in and several families are already enjoying their new homes.

## Upcoming Closures:

May 30 - Memorial Day

## Did You Know?

The City of Sturgis and Meade County have a Joint Operating Agreement for subdivisions within a six mile radius of city limits. Developments within this jurisdiction may be required to complete specific improvements as part of their development criteria. Those areas are also subject to joint approval of both City and County Planning authorities.